

WITNEY

Unit 23, Woolgate Shopping Centre

PRIME UNIT – TO LET – SUBJECT TO VACANT POSSESSION



* CONFIDENTIAL – STAFF UNAWARE *

LOCATION

The Woolgate Centre is the prime shopping centre in the heart of the affluent market town of Witney, Oxfordshire. The scheme is anchored by **Waitrose** with other key tenants including **Next**, **Superdrug**, **Just for Pets**, **TG Jones**, **Waterstones**, **Costa** and **Charles Clinkard**, and also hosts a strong range of local independent retailers including **Lynwood & Co**. The scheme also benefits from a free 800-space shoppers car park.

ACCOMMODATION

The premises are arranged over ground and first floor and provide the following approximate floor areas:-

Ground Floor	1,099 sq ft	102 sq m
First Floor	198 sq ft	18.4 sq m

LEASE TERM

Subject to vacant possession, the unit is available by way of a new lease for a term to be agreed.

RENTAL

Available on request.

SERVICE CHARGE

The current service charge is approximately **£10,634.57** per annum.

INSURANCE

£174 per annum.

RATING

The property is assessed for rates as follows:

Rateable Value:	£47,750
UBR 2024/25:	49.9p
Estimated Rates Payable:	£23,827 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Separate leasing brochure also available upon request. All viewings should be made strictly via appointment only.

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Date: November 2025

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For further information including
current availability and floor plans,
please contact:

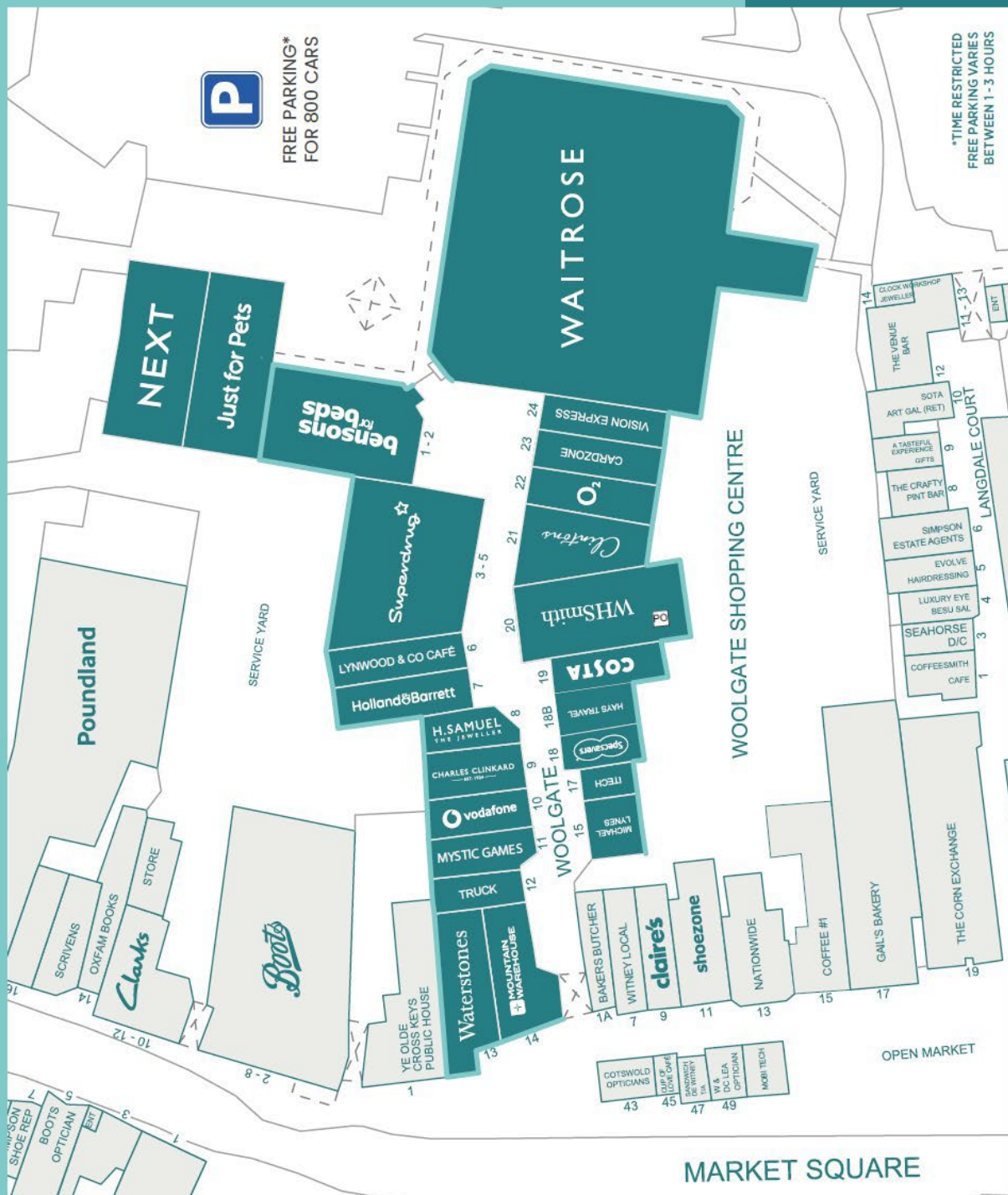
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